



Sussex Square, Brighton, East Sussex, BN2 5AA

Guide Price £1,500,000 to £1,600,000

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- Sought After Sussex Square
- Access To Kemp Town Enclosures
- Immaculately Presented
- 4 Bedrooms
- Elegant Drawing Room
- 3 West Facing Outdoor Areas
- Hot Tub and Steam Room
- Over 3 Floors
- Private Entrance
- Share Of Freehold

Description

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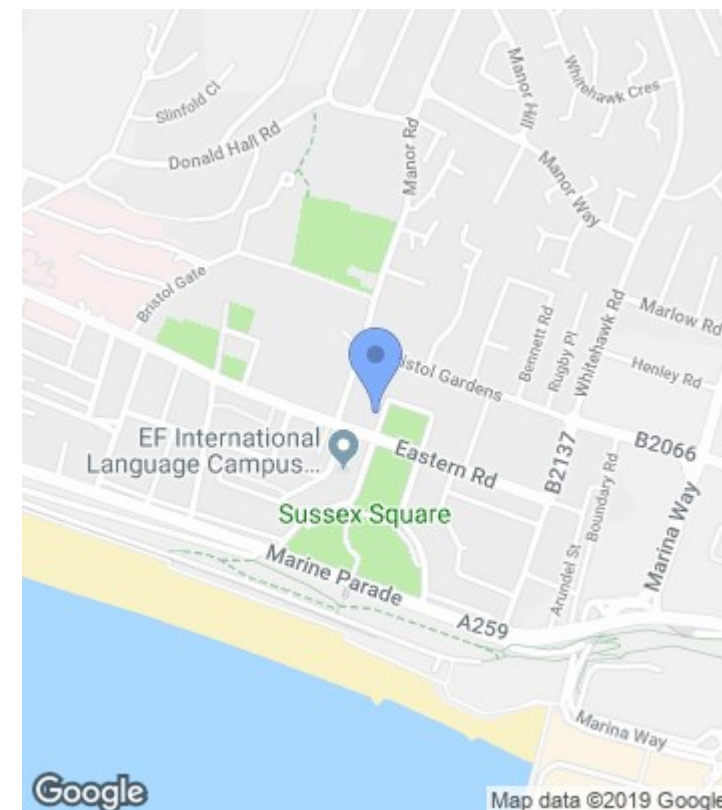
Known by many as 'Belgravia by the sea' for its location this elegant and fabulous 4 bedroom apartment is finished to exacting standards and spans over 3 floors. Positioned in the famous Sussex Square and boasting almost 3000 square feet of luxury living with access into the beautiful Sussex Square and Lewes Crescent Gardens offering private land and a magical tunnel leading directly to the sea front.

The apartment itself offers an abundance of living space over three floors. The garden floor has two large bedrooms both with en-suite and one with a separate steam-room. The kitchen is also found on this floor and is modern and sleek and boasts a high quality finish with quartz counter tops and top notch Miele and Siemens integrated appliances. From here, bi-folding doors give direct access to the lower west facing courtyard.

On the ground floor there is a simply stunning grand drawing room with high ceilings, intricate mouldings and a large marble fire place. With open fire, the modern snug to the rear adjoins the glass atrium and a large double bedroom. The courtyard garden is a real treat. It has been designed by Borrowed Space and has three separate spaces to enjoy and relax including a secret garden with a hot tub, wood stove and bar area.

Worthy of particular mention are the renowned enclosures which offer six acres of private, landscaped gardens. Only the residents of 4 squares have access. The enclosures are located in the East Cliff conservation area, which was constructed in the early 19th Century, and are located within ¼ mile of Brighton Marina. The layout has been designed to offer sheltered mature planting, open grass spaces, bbq area and uniquely a private tunnel leading down to the esplanade & Brighton Beach. It is believed that the passage gave Lewis Carroll the idea for the rabbit hole in 'Alice in Wonderland' while he was a resident there.

This luxury property is a must see! In short, a rare gem !



Area

Kemp Town itself has a thriving cosmopolitan atmosphere surrounding St George's Road, being the heart of the Kemp Town Village. The comprehensive shopping mall at Churchill Square and surrounding shopping facilities situated within Brighton city centre are easily accessible as is the London to Brighton Road, the A23. Local bus routes can be found on the seafront road offering transport to Brighton centre and areas



Sussex Square, Brighton



These floor plans are intended as a guide only. Dimensions are approximate and not to scale. Whilst we have taken every care with the preparation of these details, they do not form any part of an offer or contract and are for guidance only. We have not tested any apparatus, equipment, fittings or services and cannot verify they are in working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

